



Comparative Market Analysis



For the property located at:

5301 DOWNS RUN
PIPERSVILLE, PA 18947

Reference # [REDACTED]

Old Republic Servicing Solutions | PO Box 250 | Orange, CA 92856-6250

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* OLD REPUBLIC SERVICING SOLUTIONS
 * * *

Loan #:	Borrower:	KIX,GEORGE L	
Address: 5301 DOWNS RUN	City:	PIPERSVILLE	State: PA Zip: 18947
Agent: Richard Mont	Company:	Company	Phone: (215)804-8877
Email: rich.mont@comcast.net	Prox. to subject:	16.93 miles	CMA Completed Date: 6/23/2017
	As Is		Repaired
Probable Sale Price	\$375,000.00		\$375,000.00
Suggested List Price	\$390,000.00		\$390,000.00
30 Day Quick Sale	\$360,000.00		-
Land Price Opinion	\$4,500.00		-
Total Estimated Monthly Rent	\$2,100.00		-

Repair Estimates		Repaired
Painting		\$0.00
Structural		\$0.00
Appliances		\$0.00
Utilities		\$0.00
Carpet / Floors		\$0.00
Other		\$0.00
Total Repairs:		\$

Cleaning	\$0.00	Trash Removal	\$0.00
Do you recommend repairs?	No		

Additional Broker Comments (please comment on current market conditions and trends):

The current market is reflective of a buyer's market.

Property Description										
Style	Type	Sq Ft.	# Rooms	Bdrms	Baths	Lot Size	% Bsmt	Gar	Age	HOA Fees
1 Story Cape Cod	SFR Detached	2080	8	4	2	0.31 Acres	Unfinished	Attached	1992	0.00

Is Subject Listed?	No	List Price:		Listing Co:
Current Listing DOM:		Association Mgmt Co:	N/A	List Phone:
Subj. listed in past 12 mos?	Yes	List Price:	290,000.00	Listing Co: Keller Williams
Previous Listing DOM:	58	APN #:	34-035-016	List Phone: 267-767-1982
Was the property sold?	Yes	Sale Date:	11/24/2006	Sale Price: \$325,000.00

Is property occupied? Unable To Verify Was the interior inspected? No

Condition of Subject: Average

Mello Roos Taxes? No

Location Type: Rural

Description	Excellent	Good	Average	Fair	Poor
Curb Appeal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Lawn	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conformity to Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Property Comments

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Subject is a 2 Story SFD home located in Pipersville, PA (Plumstead Twp Bucks County) Property is located in a Rural area. Comparables were chosen based on proximity and general similarities to subject. I had to go back, in some cases, up to 1 year in order to find equivalent comparables for subject. Sold and listing comparables 1 and 2 are located in same development as subject. The form does not allow for adjustments to be made on it's face. I made adjustments to sold 1 for superior condition (25K) and bedroom count 3K in order to equalize to average condition and superior bedroom count of subject. Adjusted amount sold 1 \$365,500. I made adjustments to sold 2 for GLA 5K and bedroom count 3K in order to equalize to superior GLA and bedroom count of subject. Adjusted amount sold 2 338K. I made an adjustment to sold 3 GLA 5K in order to equalize to superior GLA of subject. Adjusted amount 392K. Please note, subject (1 Story SFD home) is somewhat unique as neighborhood around subject in mainly comprised of 2 Story SFD homes. The 2 Story SFD comparables used are reflective of subject property attributes. Sold comparables, in particular, are reflective and representative of what I believe FMV to be with respect to subject. Alterations/changes, to sold comparables, would undermine and have an adverse/negative effect on the outcome of valuation. I had to relax GLA, lot size, bedroom count and condition, in some cases, in order to complete valuation. Please note, subject was difficult to capture do to trees in/around property. The subject was listed as a short sale but then subsequently taken off market.

Neighborhood Data

Housing Supply:	Stable	Range of Values:	High:	\$523,000.00	Low:	\$345,000.00
Neighborhood Trend:	Stable	Average DOM:	60			
Crime/Vandalism	Low Risk	Average age of home:	40			
Environmental Problems? No						
Homes in the market are: Stable		<i>Rate of decrease is 0% per month</i>				

Broker Signature:	Richard Mont
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Front



RightSide



LeftSide



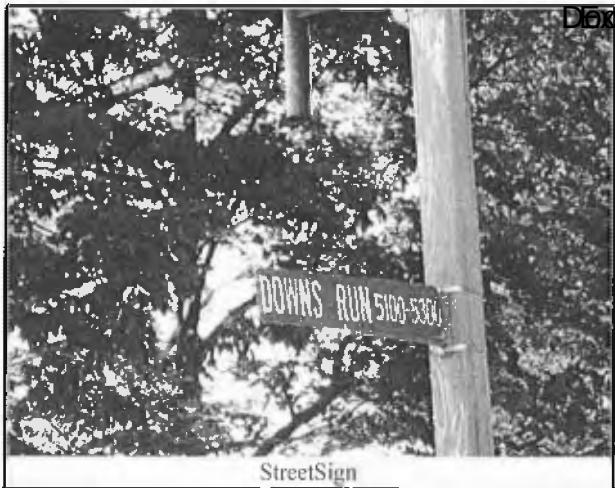
AddressVerification



Street



Street



Comparable Sales	Type	Age	Detached	Page	66688	Lot	DOM	Sale Date	List Price	Sale Price
1. 5151 Meadowbrook Pl Pipersville, PA 18947	SFR Detached	1992	No	3/2.1	0.30	2212	Attached	0.31 Acres	20	6/2/2017 \$395,000.00
2. 5495 Geddes Way Pipersville, PA 18947	SFR Detached	1994	No	3/2.1	0.50	1772	Attached	0.40 Acres	112	10/28/2016 \$379,900.00
3. 6077 High Meadow Dr Pipersville, PA 18947	SFR Detached	1994	No	4/2.1	1.20	1760	Attached	0.25 Acres	4	4/21/2017 \$387,000.00
Comments								Incentive	Cond.	Source
1. Comparable is located in same development as subject. Adjustment made for condition (25K) and bedroom count 3K in order to equalize to average condition and superior bedroom count of subject. Adjusted amount \$365,500.								Home has been updated and upgraded Home has eat-in kitchen and family room fireplace	Good	Trend
2. Comparable is located in same development as subject. Adjustment to GLA 5K and bedroom count 3K in order to equalize to superior GLA and bedroom count of subject. Adjusted amount 338K								Home has wood burning fireplace and hardwood floors	Average	Trend
3. Adjustment made to GLA 5K in order to equalize to superior GLA of subject. Adjusted amount 392K.								Home has hardwood flooring and crown molding	Average	Trend
SourcedID										
Most Comparable										



Sale 1



Sale 2



Sale 3

Competitive Listings	Type	Age	REO	Bd/Ba	Lot/Sqft	Sq Ft	Gar	Lot	DOM	Orig. Price	Curr. Price	
1. 5154 Meadowbrook Pl Pipersville, PA 18947	SFR Detached	1993	No	4/2.1	0.30	2156	Attached	0.38 Acres	16	\$398,800.00	\$398,800.00	
2. 5479 Greenwood Cir Pipersville, PA 18947	SFR Detached	1993	No	4/2.1	0.30	2694	Attached	0.40 Acres	33	\$464,990.00	\$464,990.00	
3. 5745 Lexington Dr Pipersville, PA 18947	SFR Detached	1984	No	4/2.1	0.60	2080	Attached	1.38 Acres	41	\$450,000.00	\$439,900.00	
Comments								Incentive	Cond.	Source	SourceID	Most Comparable
1. Comparable is located in same development as subject.								Home has hardwood floors and eat-in kitchen.	Average	Trend	6960792	<input checked="" type="checkbox"/>
2. Comparable is located in same development as subject.								Home has updated kitchen. Home has cathedral ceilings.	Average	Trend	6987103	<input type="checkbox"/>
3. Property is located in a Rural area.								Home has a formal dining room and a fireplace	Average	Trend	6981508	<input type="checkbox"/>



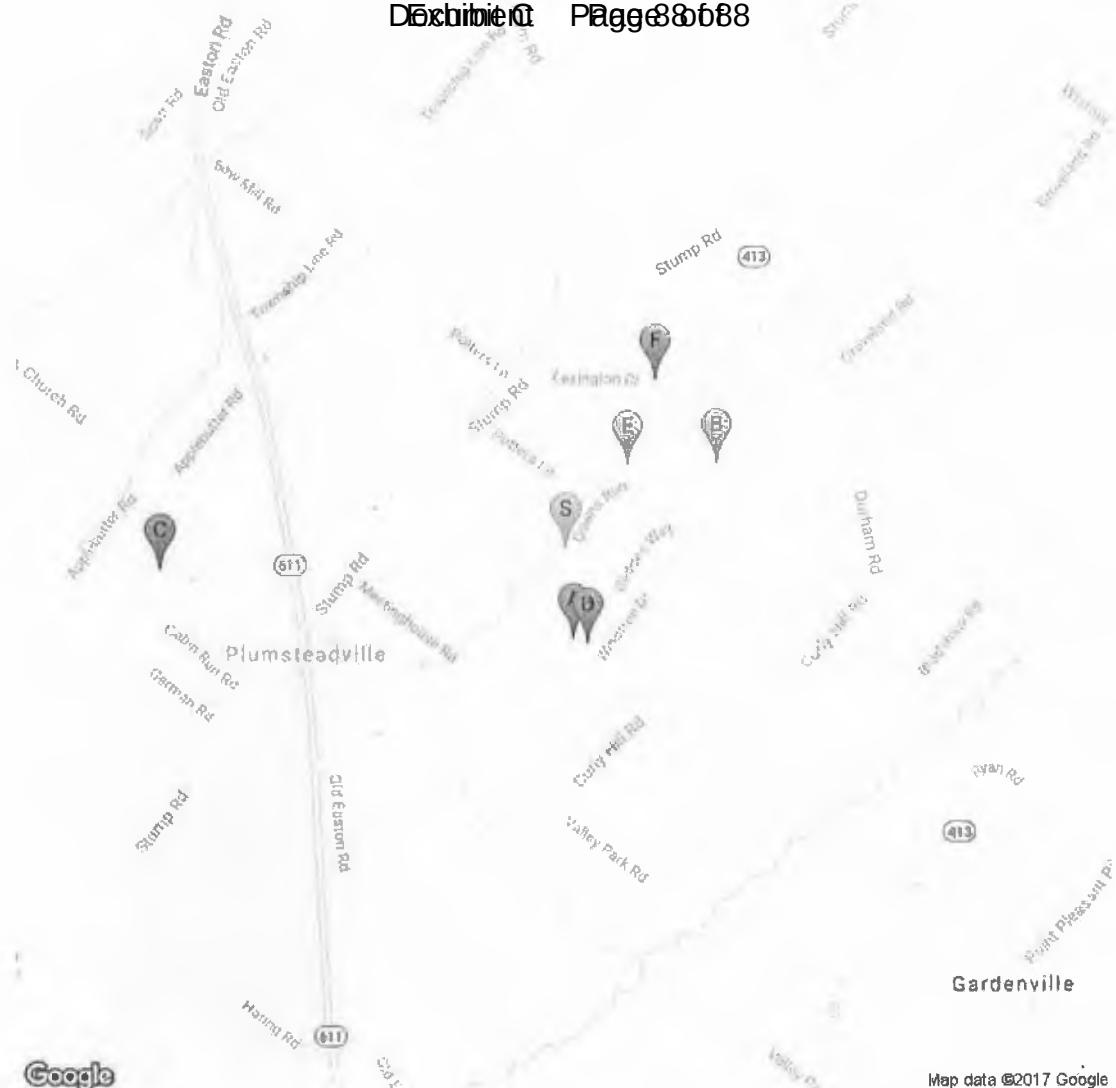
Comp 1



Comp 2



Comp 3



Point Property Street Address

S Subject 5301 DOWNS RUN
A Sale #1 5151 Meadowbrook Pl
B Sale #2 5495 Geddes Way
C Sale #3 6077 High Meadow Dr
D Listing #1 5154 Meadowbrook Pl
E Listing #2 5479 Greenwood Cir
F Listing #3 5745 Lexington Dr

NOTE: Some properties may be so close together that they do not show as distinct map points.